

Report of the Electoral Area G (Saltair)  
Advisory Planning Commission  
March 12, 2015

In attendance: Ted Brown, Tim Godau, Pat Mulcahy, Steve Neil, John Silins,  
Greg Taylor, Director Mel Dorey

Also in attendance: Rob Conway, CVRD Manager of Development Services  
John Morris, applicant along with Reg Harding and Darryl  
Tunncliffe, P.Eng. from McElhanney Consulting Services  
Ltd.  
Lynn Smith, observer

**Item 1 - Development Permit No. 05-14DP (Morris) Stocking Creek Open  
Market**

John Morris along with Reg Harding and Darryl Tunncliffe presented an overview of the project and responded to questions from APC members. Points discussed included the following:

- Mr. Morris noted that the development permit review process has proved to be very beneficial and that the input from the community and the design consultants resulted in a more attractive and cohesive development while still keeping costs reasonable enough to provide a viable opportunity for small businesses to consider.
- The proposed development offers a significant advantage to small businesses in the sense that they would have the opportunity to own their own premises as opposed to leasing space elsewhere.
- Arrangements have been made with the Business Development Bank to offer mortgages that cover ninety per cent of the market value of a business as well as seasonally adjusted payments that reflect yearly business cycles.
- The entrance road to the development will be paved but on-site parking will be gravel to facilitate drainage and keep development costs reasonable. The graveled areas will be constructed in a manner that allows percolation of surface waters. Mr. Morris stated that a requirement to pave all areas could prejudice the development due to the costs involved and the need to significantly redesign the storm drainage system to handle increased runoff.
- The project will be developed in phases the timing of which will depend on the rate of sales of the lots/buildings.
- The sewage treatment system for the development has been designed to Level 3 standards and will discharge into drip lines. Each unit will have water

and toilet capability but overall flow levels will be considerably lower than that for residential development.

- The sewage treatment system will be professionally maintained by a contractor and capital maintenance and replacement fund will be put in place.
- The storm drainage for the development has been designed in a manner that flows leaving the site will not exceed pre development levels.

In the discussion that followed the presentation by and questioning of the applicant APC members noted that they were favorably impressed with the development and that it represented a considerable improvement over the concept plans shown at the time the rezoning of the property was requested. There was extensive questioning and discussion concerning the use of gravel for the internal portions of the site but, on balance, it was felt that the development offered a considerable "net benefit" to Saltair. Not only did it reflect the visioning process that had been carried out for Saltair's commercial core several years ago but it also was seen to be a much better development that might otherwise have taken place.

Following discussion, the following motion was made:

*That the Advisory Planning Commission recommends approval of Development Permit Application No. 05-14DP and supports the applicant's request to relax the requirement for paving off-street parking.*

*The Commission also recommends that a mechanism be put in place whereby the strata owners are required to regularly maintain the graveled portions of the site to an acceptable standard.*

Carried Unanimously

## **Item 2 - Temporary Use Permits for Agriculture**

This item has to do with a request that the APC review a proposal that would see the Official Community Plan for Saltair amended to allow applications for temporary use permits to be considered in the in the R-2 Suburban Residential District which would increase the number of livestock that could be kept on a parcel.

Considerable discussion took place on this matter which ranged from examining alternative amendments to the R-2 District which would increase the number of livestock permitted based on parcel size to examining the notification procedures for temporary use applications given the noise, odor and increased wildlife attraction often associated with intensive poultry operations. While the APC is

not opposed to the idea of exploring options which would allow for more intensive agricultural operations on the larger R-2 parcels it is of the view that such options should be explored at the next time the community's Official Community Plan was updated. This would provide the opportunity for a more comprehensive review of this matter and, in particular, a fuller community review of the options and implications involved.

The following motion was made in this regard:

*That the Advisory Planning Commission not support the proposal to amend the Official Community Plan to enable the consideration of Temporary Use Permits for Agriculture in the R-2 District and that this matter be reviewed when Saltair's OCP is next updated.*

Carried Unanimously

Ted Brown  
Chairman  
Saltair Advisory Planning Commission